

ZONING CODE REWRITE

Outline and Module 1 Discussion

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June 26, 2013

PRESENTATION AGENDA

1. **Review Comments and Responses related to Proposed Annotated Outline and Module 1: Part 1 Base and Overlay Districts**
 - *7 policy issues identified by City Staff*
 - *Additional issues or concerns*
2. **Presentation - Part 2: Standards for Special Uses and Development Standards**
3. **Task Force Discussion**
4. **Next Steps; Public Comment**

1 Districting Framework

- **Need for Commercial and Mixed Use Districts**
 - *Related to General Plan and functional/size differences*
 - *Neighborhood Commercial, General Commercial, Shopping Center and Office*
 - *Neighborhood Mixed Use, General Mixed Use, and Heritage Mixed Use*
 - *Distinctions based on building form and scale, range of allowable uses, local and prior design guidance (e.g. for Heritage District)*
 - *Zoning Map will show proposals; flexible approach with opportunity for more Task Force review*



2 Overlay Districts

- **Floodplain Management**

- *Can be modified as “Supplemental Regulations” and just use FEMA maps on file by reference; will review peer cities regulations*

- **Master Plan Required**

- *Apply only to large acreage with no plans proposed*
- *Confirms City’s interest in unified development concept prior to subdivision approvals*
- *PAD process can be initiated anytime*

- **Transportation Corridor Overlay**

- *Independent of PADs, need not overlap; focus on Gateways*

- **Transit-Oriented Development**

- *Placeholder, not to be applied on the Zoning Map now*

3 Other Districts

- **Age Specific/Adult Community Zoning**
 - *Not recommended because could be done with PAD zoning*
 - *Standards could be added, allowing for reduced parking, incentives, or other provisions*
- **Resort Zoning**
 - *Not recommended because could be done with PAD zoning*
 - *Standards for specific use proposed, could be refined*
- **PI Public and Institutional**
 - *Only applies to public land with a specific use*
 - *Includes local school sites*

4 Open Space Zoning Designations

- **OS-POS Privately Owned Open Space**
 - *Intended for large areas, not tot lots*
 - *Independent of PADs; can be flexible and voluntary*
 - *Appropriate when open space is critical feature and development rights may have been transferred*
- **OS-C Conservation Open Space**
 - *Washes and similar features*
 - *Facilitate conservation easements*
- **OS-PR Parks and Recreation**
 - *Public facilities and park land*
- **Any changes?**

5 Single and Multi-Family Districts

- **4 Districts, with distinctions based on density**
- **Small Lot Standards and Clustering Allowed**
 - *Could expand standards*
 - *Other concerns?*
- **Medium Density Lot Size Standards**
 - *Revise to match prevailing patterns*
- **Whether to maintain two RS Districts?**
 - *Small lot provisions may suffice*
 - *PAD option will allow for larger scale development*



6 Planned Area Development Zoning

- Provides for pre-existing PADs and grandfathering
- More flexibility with no constraints of a base zone
 - *Additional submittal requirements*
 - *May not be needed if only small lot option is desired*
- New PAD standards apply only if a major amendment is requested
 - *Minor amendments need not require a new application*
- Changes needed?



7 Table 5 Use Regulations

- **More By-Right Zoning can certainly be provided**
- **No prohibitions or limitations of secondary or accessory uses intended – standards for these will be set**
- **No restrictions on existing agricultural uses intended**
 - *Animal keeping on large residential lots will be addressed*
 - *Sizes for “Large Scale” and “Urban Agriculture” to be revised*
- **Additional uses can be added (e.g. B&B Inns; Vision/Eye Care, Commercial Parking, Micro-brewery)**
- **Distinctions between Neighborhood and General Retail to be clarified (80,000 SF threshold, with other size limits if warranted – grocery: 45,000 SF, others 10,000 SF each)**



Use Regulations (Continued)

- **Service Stations**
 - *Can have ancillary retail sales with incidental food*
- **Helipads and Ambulance services**
 - *Ancillary uses; standards can be added*
- **Colleges**
 - *Look at housing and support service needs*
 - *Request an institutional master plan for coordination with City*
- **Farmers' Markets**
 - *Regulated with other uses; could have their own standards*
- **Other changes?**

OUTLINE AND PART 1: OTHER ISSUES?



Part 2 Standards For Specific Uses

- **Accessory Uses**
 - *Size limits*
 - *Prohibitions*
 - *Activities inside except in Rural Districts*
- **Adult Oriented Businesses**
 - *Location and operating limitations*
 - *P&Z review*
- **Alcoholic Beverage Sales**
 - *Location limitations*
 - *P&Z review*

Part 2 – Specific Uses

- **Automobile Sales/Leasing/Repair/Service Stations**
 - *Location, landscaping and screening*
 - *Vehicle display behind planting strip*
 - *Orientation of bays*
 - *Articulation of street-facing walls*
 - *No outdoor storage*
- **Community Assembly/Churches**
 - *Location/access*
 - *Buffers*
 - *Screening for outdoor play areas*

Part 2 Specific Uses

- **Drive-in and Drive-through uses**
 - *Screening and stacking standards*
 - *Site and building design*
 - *Menu boards; speakers*
 - *Pedestrian walkways*
- **Eating and Drinking Uses**
 - *Standards for site*
 - *Outdoor dining regulations to be added*
- **Family Day Care**
 - *Standards for neighborhood compatibility*

Part 2 Specific Uses

- **Golf Course**
 - *Parking, access and screening requirements*
 - *Other?*
- **Home Occupations**
 - *Standards for neighborhood compatibility*
 - *Permitted/prohibited uses*
 - *No on-site employees*
- **Hospitals and Clinics**
 - *Locational criteria; frontage requirements*
 - *Landscaping and screening*



Part 2 Specific Uses

- **Live/Work Units**
 - *More flexible than home occupations*
 - *Outdoor living area required*
- **Manufactured Home Parks**
 - *Design and development standards*
 - *Common Open Space*
- **Medical Marijuana**
 - *ARS rules and model regulations followed*
- **Off-Track Betting**
 - *Location and separation standards (to be refined)*



Part 2 Specific Uses

- **Personal Services and Restricted Personal Services**
 - *Minimum separation standards (discussion issue)*
 - *Tattoo parlors*
- **Personal Storage**
 - *Standards and limitations*
 - *No business activity*
- **Recycling Facilities**
 - *Vending Machines; collection facilities*
 - *Processing facilities*



Part 2 Specific Uses

- **Residential Care Facilities**
 - *Not Home-based*
 - *Location, screening, and landscaping*
- **Temporary Uses**
 - *Carnivals, fairs, farmers' markets, festivals*
 - *Garage sales*
 - *Model homes*
 - *Outdoor sales*
- **Other Specific Uses of Concern?**

Development Standards

- **Lot and density standards**
- **Building form and location standards**
- **Additional standards**
 - *Outdoor living area*
 - *Transitions*
 - *Transparency*
 - *Parking location*
 - *Landscaping*

Additional Standards

- **RS Zones**
 - *Front setbacks; reduced setbacks*
 - *Garages*
- **Transitional Adjacent to RS Zones**
- **RM and RH Zones**
 - *Front setbacks; parking setbacks*
 - *Outdoor living area; minimum dimensions*
 - *Building entries; pedestrian access*
 - *Storage; paving*
 - *Small Lot development: standards and design criteria*

Additional Standards

- **Commercial and Mixed Use Development**
 - *Landscaping; public improvements*
 - *Orientation of entries*
 - *Transparency; required opening*
 - *Building articulation; materials*
 - *Pedestrian access*
 - *Location of parking*
 - *Increased height incentive for mixed use*
 - *Commercial center standards: sense of place*

Development Standards

- **Industrial Zones**

- *Site standards: parking, sidewalks, and landscaping*
- *Building standards: light touch (optional)*
- *Business, technology and office parks*

- **Transportation Corridors**

- *Gateways*

- **Standards for Planned Area Development**

- *Minimum area*
- *Parking, recreational facilities, and open space*
- *Density and other standards (flexibility intended)*

DISCUSSION

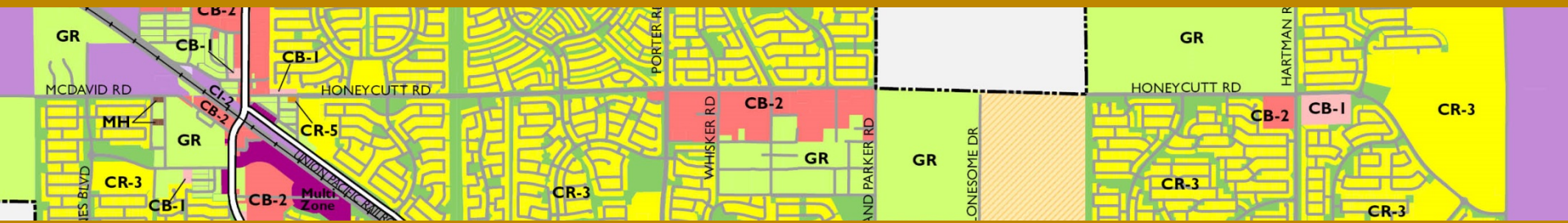


NEXT STEPS

- **Review Comments on Annotated Outline:**
 - *Refinements requested*
- **Continue Drafting Preliminary Regulations:**
 - *Administration and Permitting*
 - *Supplemental standards, including parking, landscaping, green building standards*
 - *Definitions and rules of measurement*
 - *Enforcement*
 - *Amendment procedures*
- **Design zoning graphics:**
 - *Illustrations of selected standards and guidelines and review procedures*

OPPORTUNITY FOR PUBLIC COMMENTS

Are there other issues to address?



ZONING CODE REWRITE

Diagnosis and Evaluation Working Paper

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March 20, 2013